



# MAYOR AND COUNCIL AGENDA

NO. ☒ DEPT.: Community Planning and Development Services DATE PREPARED: 5/12/05  
STAFF CONTACT: Arthur D. Chambers, AICP, Director FOR MEETING OF: 5/16/05

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**SUBJECT:** Discussion of Conceptual Design of Cultural Arts Building.

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**RECOMMENDATION:** Receive briefing on the design of the Cultural Arts building and instruct the architect to proceed with the design as discussed for a three-story building. If the Mayor and Council decide to proceed with the business incubator, the recommendation would be to instruct the architect to design a five-story building.

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## DISCUSSION:

Over the last three months representatives from City staff, DAIQ Architects, FRIT and Rockville Arts Place have been meeting about the Cultural Arts Building (CAB). The discussions have included how the interior will be programmed with studios, classrooms, galleries, offices, retail, etc. In addition, the location of the entrance, loading docks, service core, and elevator lobby has been discussed. The need to insure that RAP's space has a presence on the street and is connected to the Plaza has generated the most analysis, comment and discussion.

Tommy Quirk, architect from DAIQ, has prepared some preliminary sketches for a five-story building. Copies of these sketches are attached, along with floor plans and accompanying e-mail (see Attachments 1, 2, and 3). He will also have a model at the Mayor and Council meeting to facilitate the discussion. At this time, staff is looking for comments and approval of the general direction and appearance of the building. Subsequent to the meeting, further refinements will be made to the building. In addition, the architect will begin preparing construction documents in July. Construction would commence on November 1.

In addition to providing as accurate cost estimates as possible, staff has worked with Whiting-Turner to update the construction cost estimates, Attachment 4 is the project sheet currently in the proposed CIP. Attachment 5 is a revised project sheet showing updated construction costs, and the inclusion of the retail (and the reimbursement from FRIT) for a three-story building. Some of the additional costs are the result of including all of the soft costs (construction management, general conditions, etc.) associated with the Cultural Arts Building. Final costs will be determined after the project is designed and bids are received. The current proposed CIP (Attachment 4) shows a City cost of \$3,456,457 (\$490,833 plus \$2,965,621) for design and hard costs. When other soft costs are included (approximately \$657,000, which is carried in the Public Improvements project), the total cost would be \$4,113,454. The revised project costs (Attachment 5) now show a City cost of \$4,925,566. The increase (approximately \$812,112) is due to increased construction costs estimate and the inclusion of soft costs.

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There has been discussion about the possibility of adding two additional floors to the CAB. If the additional two floors are included, the cost to the Capital Projects would increase by \$3,075,328 for the shell (see Attachment 6). Fit out costs would be additional. Additional discussion about using the additional two floors for a business incubator and County participation is in a separate agenda item.

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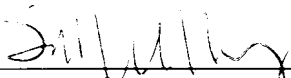
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**PREPARED BY:**



Arthur D. Chambers, AICP, Director

**APPROVED BY:**



Scott Ullery, City Manager

5/12/05  
DATE:

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**LIST OF ATTACHMENTS:**

1. Building elevations.
  2. Floor plans.
  3. E-mails from Tommy Quirk.
  4. Project sheet from draft CIP.
  5. Revised cost estimates for a 3-story building.
  6. Cost estimates for a 5-story building.
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ROCKVILLE ARTS PLACE  
ROCKVILLE, MARYLAND

PROJECT ARCHITECT  
3405 N. G. RD. #400  
BETHESDA, MD 20814  
301.981.1111  
WWW.DA-ARCHITECTS.COM  
DA-ARCHITECTS.COM

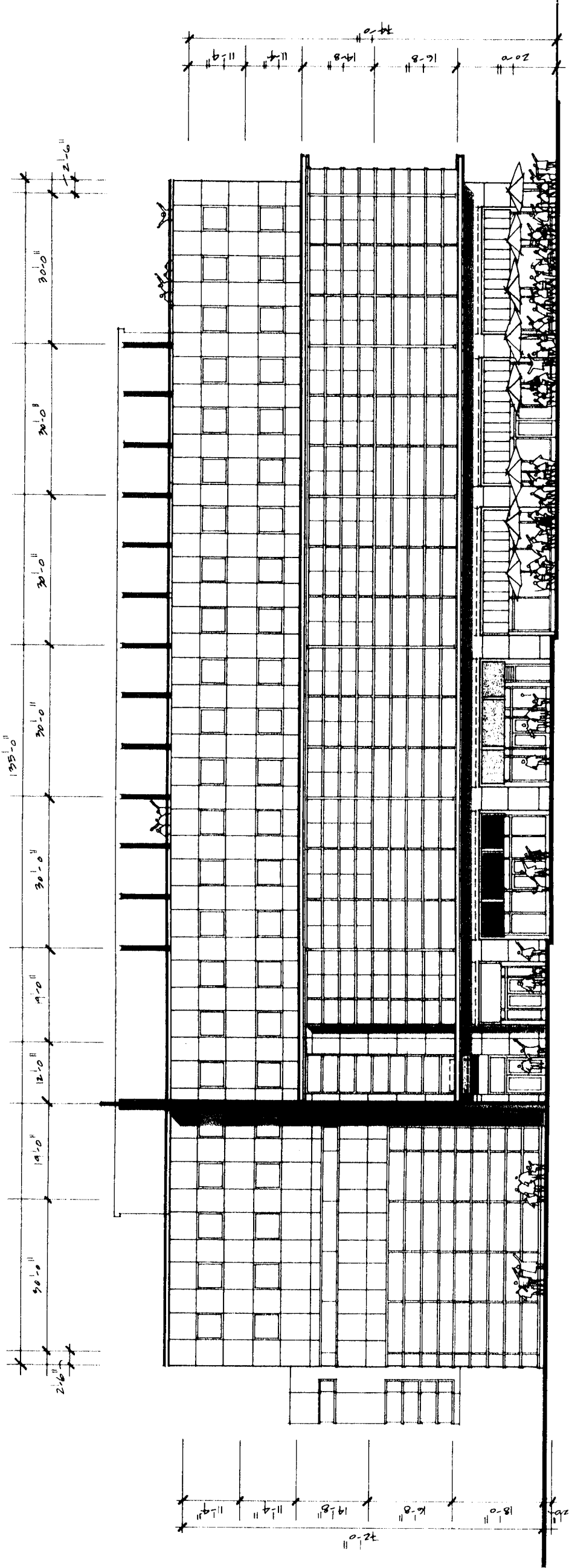


REVISIONS

SEA

WEST  
ELEVATION  
SCALE: AS NOTED

DATE: 10/10/11



WEST ELEVATION

SCALE 3/32" = 1'-0"



ROCKVILLE ARTS PLACE

ROCKVILLE TOWN SQUARE  
ROCKVILLE, MARYLAND

PROJECT ARCHITECT  
PACIFIC ARCHITECTS  
1000 BROADWAY  
SUITE 200  
WASHINGTON, DC 20004  
PHONE: 202.462.1000  
FAX: 202.462.1001



RE: BOAS

SEA

DATE: 01/15/01

PLANS

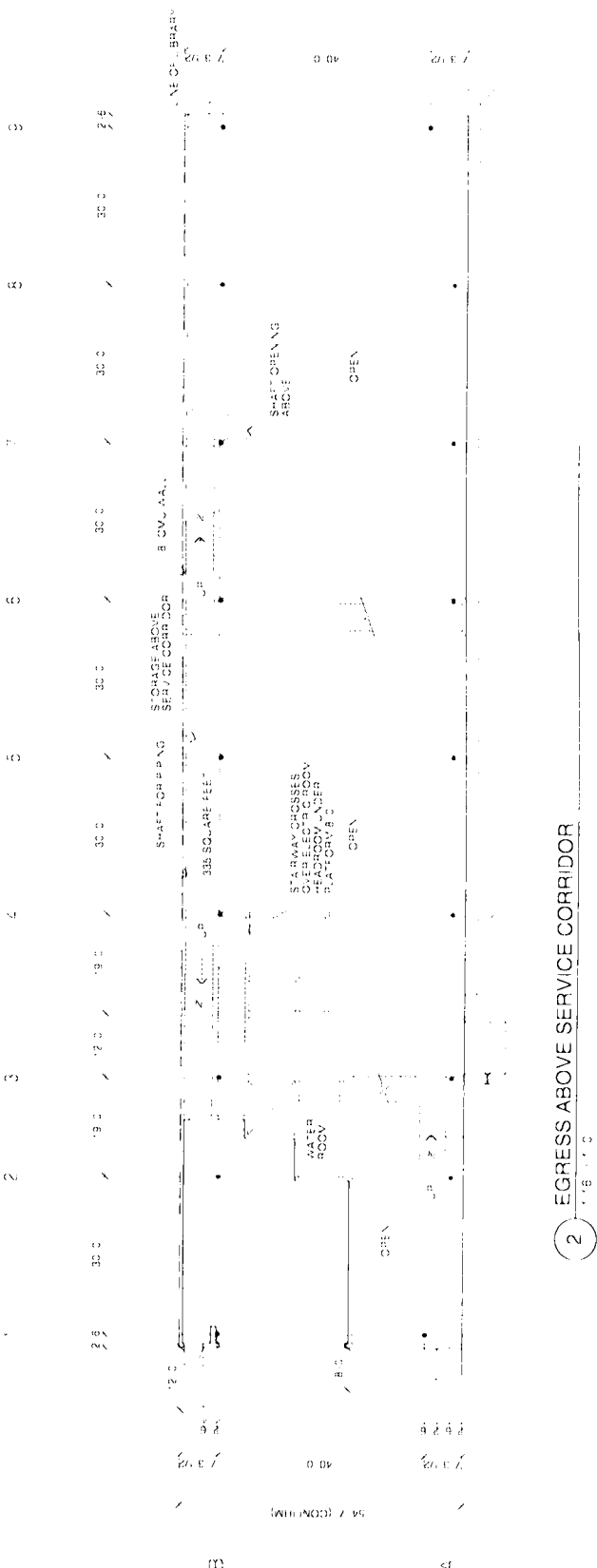
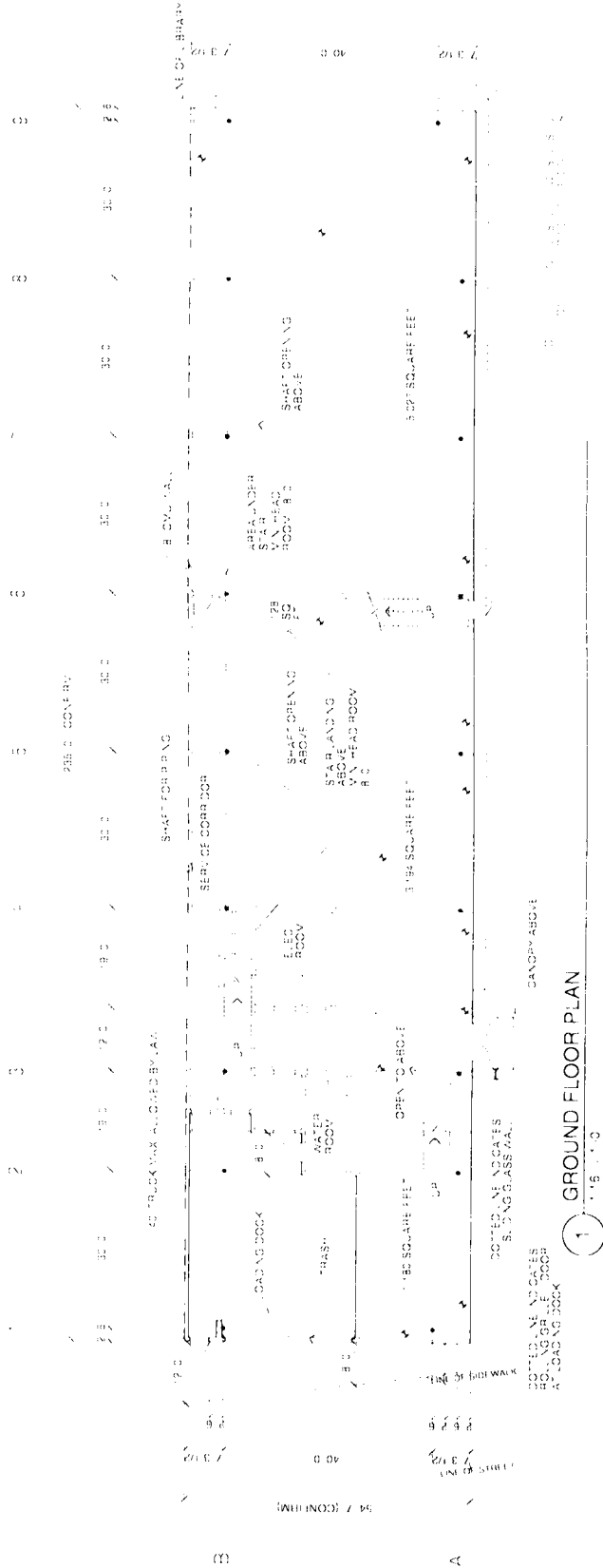
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DATE: 01/15/01

FILE: 01/15/01

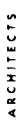


ATTACHMENT 2



ROCKVILLE TOWN SQUARE  
ROCKVILLE, MARYLAND

PRODOTTO IN ITALIA  
DAGOSTINO ZZO GURK  
ARCHITECTS INC  
115 BRUCKMAN  
SONOMA, CA  
VASSALLO 522  
PHONE 515 823 3000  
FAX 515 823 3556



5705

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1. 100  
 2. 100  
 3. 100  
 4. 100  
 5. 100  
 6. 100  
 7. 100  
 8. 100  
 9. 100  
 10. 100

## PLANS

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3 SECOND FLOOR R.A.P. PLAN

4. THIRD FLOOR PLAN

ROCKVILLE ARTS PLACE  
ROCKVILLE TOWN SQUARE  
ROCKVILLE, MARYLAND

PROJECT ARCHITECT  
ARCHITECTS INC.  
10000 ROCKVILLE TOWN SQUARE  
SUITE 100  
ROCKVILLE, MD 20850  
TEL: 301.581.5774  
FAX: 301.581.5775



REVISIONS

SEA

PLANS



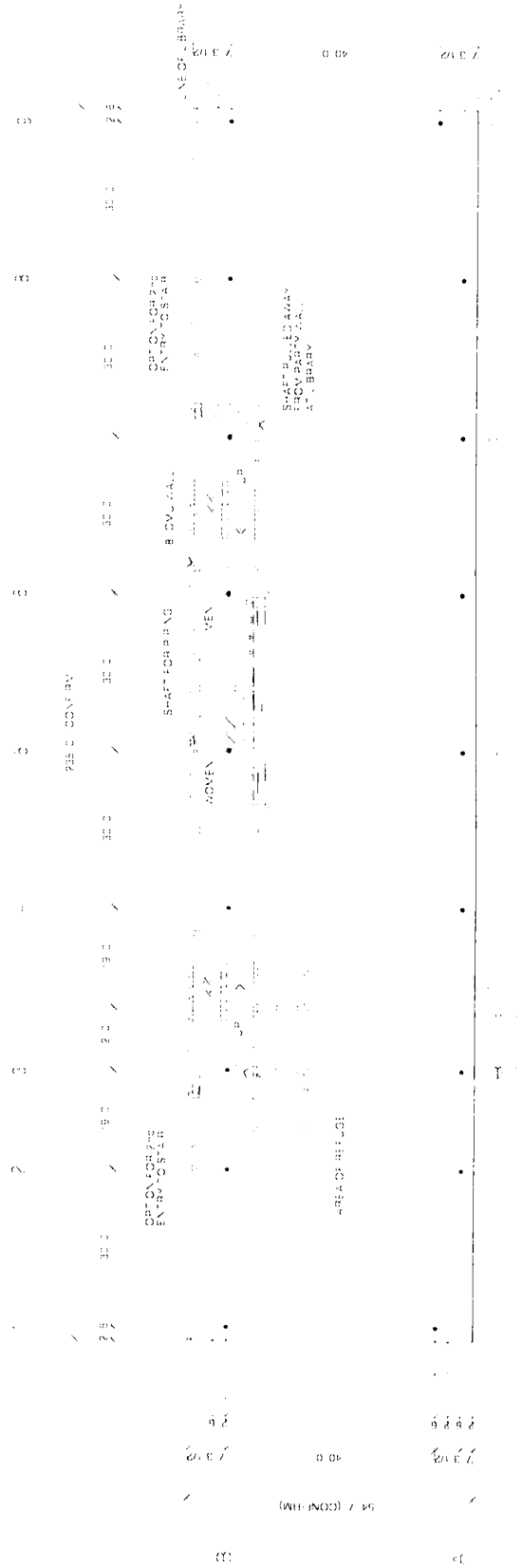
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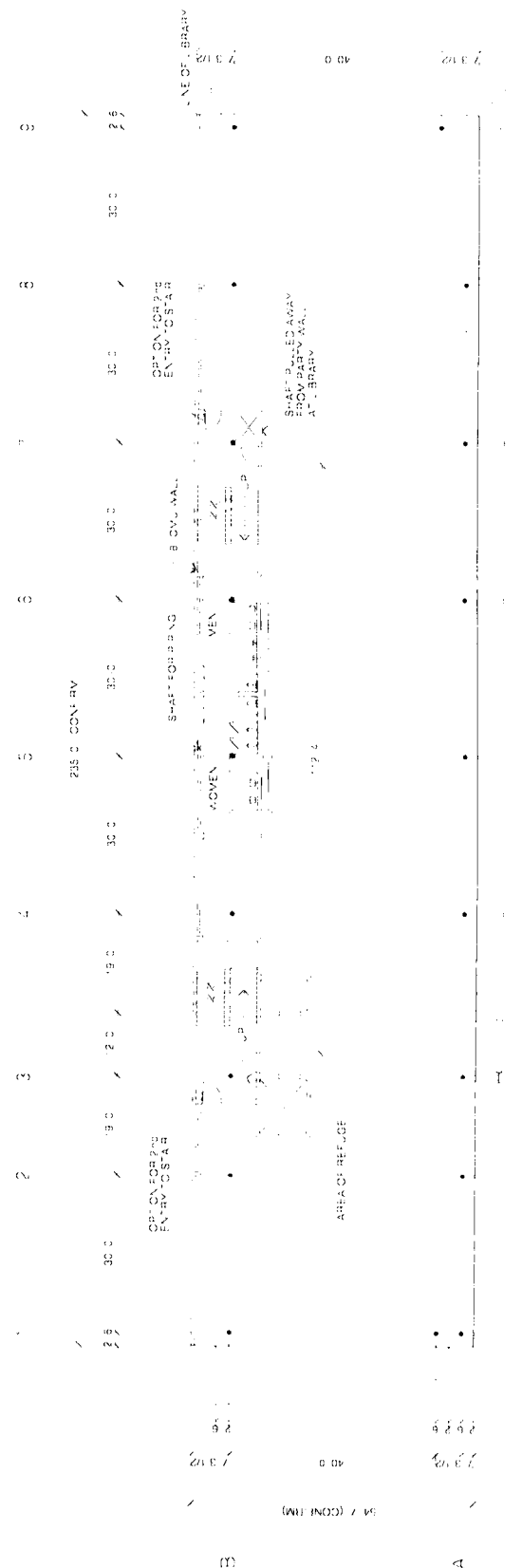
5 FOURTH FLOOR OFFICE PLAN

11.6' x 10.0'



6 FIFTH FLOOR OFFICE PLAN

11.6' x 10.0'



ROCKVILLE ARTS PLACE  
ROCKVILLE TOWN SQUARE  
ROCKVILLE, MARYLAND

PROJECT: ROCKVILLE ARTS PLACE  
ARCHITECT: JACOBI + JACOBSON  
1000 BROADWAY  
NEW YORK, NY 10018  
PHONE: (212) 679-1000  
FAX: (212) 679-1001



ARCHITECTS

REVISIONS

Sheet



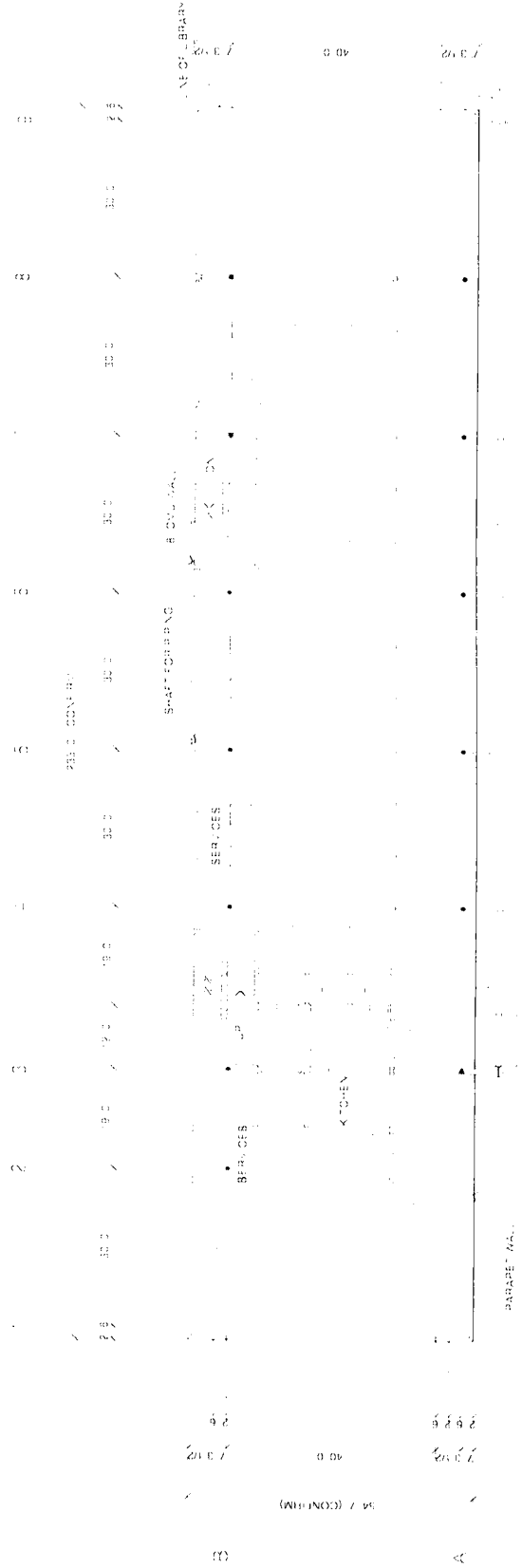
PLANS

Rockville Arts Place  
Rockville, Maryland

Architect: JACOBI + JACOBSON  
1000 Broadway  
New York, NY 10018  
Phone: (212) 679-1000  
Fax: (212) 679-1001

6

7 ROOF PLAN  
1/8" = 1'-0"





## ATTACHMENT 3



TOMMY QUIRK  
<TQUIRK@DAIQ.COM>  
05/09/2005 03:42 PM

"AChambers@rockvillemd.gov"  
To <AChambers@rockvillemd.gov>, Burt Hall  
<BHall@rockvillemd.gov>, Brian J Spencer  
cc WENDY MAGLIOZZI <wmagliozi@DAIQ.COM>, KATIE  
GUNSCH <KGUNSCH@DAIQ.COM>  
bcc  
Subject FW: ROCKVILLE PLANS

History: This message has been forwarded.

Brian, Art, Burt, Roger

Enclosed are 4 PDF sheets showing our current floor plan studies for the cultural Arts Building.

These have been updated to include a larger water room to accommodate a fire pump, and Janitor's Closet, as well as reflecting the current structural bay spacing.

On the roof, we are showing 3 - 100 ton rooftop units. These would be required if we choose to go with a VAV system. As you can see, they take up a lot of room on the roof. We end up with a long linear space along New Market Street, with a 54' x 30' +/- space over looking the square. There is a kitchen exhaust fan in one corner. We could aim the discharge away from the public space, but the wind will affect us from time to time. The option is to exhaust out through the side wall above the Library, before the shaft reaches the roof. You would lose some space on the office floors, but pick up a better condition on the roof.

The access to the second egress stair would be through the roof-top mechanical space. As this second exit should be an alarmed door, I don't think this should be a problem, as it is an "outdoor" space. I will talk to mark about this.

There is still a lot to look at here, but these give a good sense of what we will present next week.

Tommy

----- Forwarded Message

**From:** KATIE GUNSCH <KGUNSCH@DAIQ.COM>  
**Date:** Mon, 9 May 2005 15:30:12 -0400  
**To:** Tommy Quirk <tquirk@DAIQ.COM>  
**Subject:** ROCKVILLE PLANS

Tommy,

Here are the plans in 11x17 format.

Katie

Kathryn Gunsch

D'AIQ Architects, Inc.  
1310 Broadway  
Somerville, MA 02144



TOMMY QUIRK  
<TQUIRK@DAIQ.COM>  
05/09/2005 02:28 PM

"AChambers@rockvillemd.gov"  
To <AChambers@rockvillemd.gov>, Burt Hall  
<BHall@rockvillemd.gov>, Brian J Spencer  
WENDY MAGLIOZZI <wmagliozi@DAIQ.COM>, KATIE  
cc GUNSCH <KGUNSCH@DAIQ.COM>

bcc

Subject FW: ROCKVILLE

History:  This message has been forwarded.

Art, Burt, Brian, Roger

Here are the elevation drawings. These are pretty large PDF files. They should print out at 11x17. They are big and will take time to download. If you have a problem, let us know.

I think they give you a good sense of what we are looking at.

The gray color represents the masonry volume. This could be Arriscraft "stone". The glass volume of RAP is "inserted into the masonry "volume". I expect this will need to be some type of "curtain wall".

We would like to study an exposed steel beam "frame" that defines the upper and lower edges of the glass "volume". This frame runs into an exposed steel vertical column the runs from the sidewalk, up and over, the parapet. I see this as a W24 at least This "column" supports a large panel incorporating specialty lighting. The frame at the glass volume can hold vertical or horizontal sun-screen panels that could double as surfaces to be illuminated with colored light at night. This frame could be an armature for all types or artistic items---Temporary banners for openings, moving LED sign board, big RAP sign facing courtyard, smaller " Rockville, bio-=informatics and technology center" sign along New Market Street, temporary art. I'm thinking such a frame could give us a good bang for the buck. In this elevation the horizontal frame elements are shown with linear color kinetics tubing ( chartreuse ), to exemplify options for lighting.

Plans to follow ASAP..

Tommy

----- Forwarded Message  
From: WENDY MAGLIOZZI <wmagliozi@daiq.com>  
Date: Mon, 9 May 2005 14:01:14 -0400  
To: TOM QUIRK <TQUIRK@daiq.com>  
Subject: ROCKVILLE

----- End of Forwarded Message



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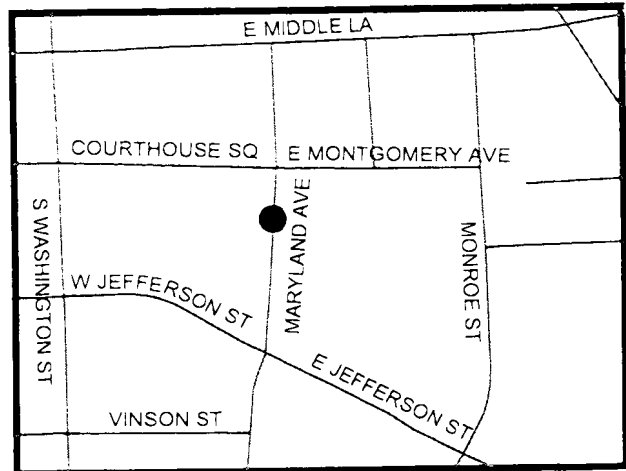
## ATTACHMENT 4

**Project name:** Cultural Arts Building  
**Project number:** 420-600-5B01  
**Program area:** General Government

**Current appropriation (2004 - 2006):** \$3,094,833  
**Five-year plan (2007 - 2011):** \$1,861,621  
**Project total (2004 - 2011):** \$4,956,454

**Total prior years' budget (2004 - 2005):** \$490,833  
**Prior years' spent as of:** 02/28/05 \$0  
**Prior years' unspent as of:** 02/28/05 \$490,833  
**Encumbrances as of:** 02/28/05 \$0  
**Prior years' balance as of:** 02/28/05 \$490,833

**FY 2006 appropriation available:** \$3,094,833



<b>Appropriation:</b>	Thru FY 2004	Estimate FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2006 - FY 2011
Plan/Design/Insp	0	350,000	11,800	0	0	0	0	0	11,800
Construction	0	140,833	2,592,200	361,621	0	0	0	0	2,953,821
Fit-Out	0	0	0	750,000	750,000	0	0	0	1,500,000
<b>Total</b>	<b>0</b>	<b>490,833</b>	<b>2,604,000</b>	<b>1,111,621</b>	<b>750,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,465,621</b>

<b>Funding source:</b>	Thru FY 2004	Estimate FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2006 - FY 2011
Capital Projects	0	490,833	2,604,000	361,621	0	0	0	0	2,965,621
Rock Arts Place	0	0	0	750,000	750,000	0	0	0	1,500,000
<b>Total</b>	<b>0</b>	<b>490,833</b>	<b>2,604,000</b>	<b>1,111,621</b>	<b>750,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,465,621</b>

### Operating cost impact:

The operating cost impact of this project will add \$2,000 to the FY 2007 operating budget to fund exterior maintenance including the City's share of roofing maintenance. Rockville Arts Place (RAP) will be responsible for all costs associated with the interior of the new building.

### Description:

The Cultural Arts Building, formerly part of the Town Square project, will have approximately 9,500 square feet of private retail on the ground floor. The cost of the retail is not included since it is being paid by the retail developer. The second and third floors, along with approximately 1,800 square feet on the ground floor, will be owned by the City and provide a total of 27,000 square feet for use by Rockville Arts Place, Inc. RAP will pay design/construction costs for interior build-out of these spaces. Initial construction will be a "warm dark shell." After the building is complete, the fitting-out costs will be funded by Rockville Arts Place. Note: Prior years' appropriation in the amount of \$301,047 was shifted to FY 2005 after budget adoption. The allocation of prior year costs was not feasible. Adding fourth and fifth floors for incubator business is under serious consideration. Federal funding is being sought for this effort but has not been secured.

### Schedule:

FY 2005 — Design and begin construction. FY 2006 — Construction. FY 2007 — Complete construction and begin fit-out.  
 FY 2008 — Complete fit-out.

### Status:

Design. This project first appeared in the CIP in FY 2005. This project was formerly part of the Town Square — Public Improvements (Project 420-600-0A80).

### Coordination:

Town Center Action Team; Development Review Committee; Town Center Master Plan; Civic Associations; Cultural Arts Commission; Local Art Groups; Town Square — Public Improvements (Project 420-600-0A80); and Federal Government.

### Staff contact:

Department of Community Planning and Development Services (CPDS). Art Chambers, Director of CPDS, 240-314-8202.  
 Department of Recreation and Parks (R&P). Burt Hall, Director of R&P, 240-314-8602.

**3 STORY**with all  
related costs

Est 2005	2006	2007	2008	2009	TOTAL
Plng/Design	150,000	175,000	23,960		348,960
Site Prep	200,000	132,201			332,201
Const		3,000,000	2,464,908		5,464,908
Fit out			1,000,000	500,000	1,500,000
Mgt/Gen Cond	50,000	175,000	100,465		325,465
	400,000	3,482,201	3,589,333	500,000	7,971,534

Cap Proj Rev from CAB	500,000	2,655,340	1,770,226		3	4,925,566
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<sup>1</sup> RAP  
<sup>2</sup> Dev

		1,000,000	500,000		1,500,000
	927,581	618,387			1,545,968
	0	3,388,613	500,000		7,971,534

1) RAP is responsible for fitout

2) FRIT is responsible for the retail space - 9,000 sq. ft. of 38,250 sq. ft. building (24%).

3) Approximately \$657,000 of the total is currently being carried in the Public Improvements project sheet.

**5 STORY**with all  
related costs

Est 2005	2006	2007	2008	2009	TOTAL
PIng/Design	150,000	23,960			437,960
Site Prep	200,000	132,201			332,201
Const	4,500,000	3,758,568			8,258,568
Fit out (RAP's two floors)		1,000,000	500,000		1,500,000
Mgt/Gen Cond	50,000	100,465			325,465
	400,000	5,071,201	4,882,993	500,000	10,854,194

Cap Proj Rev from CAB

3 8,000,894

(11)

1 RAP

2 Dev

County

	1,000,000	500,000		1,500,000
	676,650	676,650		1,353,300
	0	4,808,526	500,000	10,854,194

1) RAP is responsible for fit out costs.

2) FRIT is responsible for the retail space - 9000 sq. ft. of 63,000 sq. ft. building (15%).

3) Approximately \$657,000 of the total is currently being carried in the Public Improvements project sheet.